



East Route 66 Sector Development Plan May 15, 2013

Notes from Presentation and Discussion

A total of 22 area residents and business owners attended the second public meeting of the East Route 66 sector development plan process, held at the Masonic Lodge on NM 333 from 6-7:30pm.

Barbara Herrington of Sites Southwest, gave a PowerPoint presentation that covered the area's context and potential zoning/design solutions. The PowerPoint described existing Land Uses and Zoning and offered detailed description of ideas for the proposed zoning district and design guidelines to address the area's needs. (Refer to 'Suggested Zoning' attachments). There is a preliminary map showing the general sector plan areas, but all properties to be included in the sector plan have not been absolutely determined.

Throughout and after the presentation, meeting participants asked a few questions and made comments, while the Planning Team offered answers and discussed our initial zoning research and potential ideas for solutions.

There is a history of a variety of commercial activities in the area, from retail to light industrial uses. There is certainly the potential of job creation through light industrial and manufacturing activity. Many metal buildings exist in the corridor especially in the area between Rt. 66 and I-40. Businesses south of Rt. 66 (NM 333) are mostly of the retail type. Beyond and south of these, are residences.

One of the main functions of the sector plan is to create an environment in which there is certainty regarding land uses and design so new businesses that serve the community can move in.

Suggested New Zoning

See "Suggested New Zoning" document for uses

- New zoning will be optional—owners can elect to apply for a zone change to the new zone(s)
- Zoning will follow property lines (include entire parcels)
 - Area with lots between Rt 66 and I-40 will have a designated optional zone
 - Area with lots south of and abutting Rt. 66 will have a designated optional zone

- Billboards
 - Considered prohibited in suggested zoning
 - Existing billboards may remain
- Cell Phone Towers
 - Concealed
 - Roof or face mounted
- Propane Sales only permitted as a Conditional Use* in the suggested zoning?
 - Propane sales are important to the area as a majority of homes are on propane (no natural gas providers).
 - Should this be made Permissive as opposed to Conditional?
 - Conditional Use would allow some conditions to be placed on the use for safety and other reasons.
- Animal Care Businesses
 - Boarding/Grooming should be made Permissive as opposed to Conditional
- Strong need for light manufacturing in area
 - Access: No room for frontage road (as show in PowerPoint) between NM 333 & I-40
 - Width of ROW does serve as a good buffer however
- Center turn lane may be a good option
 - This sector plan will not contain provisions for road planning
 - NMDOT has jurisdiction over Rt. 66 (NM 333)

Design Overlay

- Design concepts
 - Standards should avoid be overburdening/ expensive
 - Danger of driving up construction costs which in turn hurt small businesses who can't afford improvements
- Most cities throughout US all look the same
 - Because Big Boxes and franchise businesses have taken over
 - No individual character/design regulation
- Creation of an inviting theme and cohesive corridor for East Route 66

- Developing a theme for Land use and signage
 - In towns or in rural areas as well?
 - Making this an authentic experience
- Revitalization leads to economic development
- Current Route 66 Plan processes are addressing attraction to the area
- Want attractions (commercial/historic markers, etc) from Moriarty to ABQ (and eventually Rio Puerco/Gallup—57 miles)
- Problems with not allowing offsite signage
 - Businesses need to be able to advertise offsite (for visibility)
 - Not enough visibility now because of rural character/signs unreadable
 - Challenge: NMDOT sign regulations
 - Sign regulations may need to be tailored to East Rt 66 area
 - Can create demand
 - Will get people off I-40 and into other areas
 - Businesses will then follow

* Permissive uses – activities or types of development that are allowed to occur on a lot without “special” approval or review, such as a public hearing. For example, a house is permissive in the A-2 residential zone. With a construction permit, a property owner would be allowed to build a house.

Conditional uses - specifically listed in a zone but not allowed to occur as a matter of right. These are uses that may be expected to occur but can only be permitted only after approval of the Zoning Administrator through the public hearing process. Examples of Conditional Uses in the A-2 residential zone are schools and churches.

For more information:

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